

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

**Case #:** 82-R-03

**Date:** August 26, 2003

**Comments:**

1. No Comments.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

**Case #:** 82-R-03

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#### **Comments:**

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The engineer shall evaluate available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be installed via a separate bonded engineering permit.
4. A title abstract is required for determining matters of title that may affect the proposed design on this property. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
5. Vehicle parking spaces are proposed within the required 10 X 10 foot clear sight triangles indicated on plan SP-1 (please refer to the driveways along N.E. 18 Court which involved).

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6. Please provide engineering plans for water, sewer, and storm water designs for this project. The engineering plans shall be reviewed and comments prepared prior to applicant requesting final DRC authorization.
7. The exit proposed on Dixie Highway has no stop sign or bar. Please add one no less than four (4) feet from the west edge of the sidewalk.
8. The sight visibility is impacted at the exit to Dixie Highway by the proposed wall. Please relocate this wall a minimum of fifteen (15) feet from the edge of pavement to ensure adequate sight distance will be afforded to motorists to view oncoming traffic. The City's code section is inferior to the applicable FDOT standard, so the FDOT standard shall apply to protect the public at this location.
9. The Architect may design the wall such that it aligns with the hypotenuse of a 15 by 300 ft. sight triangle placed along the street edge.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

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**Comments:**

1. Flow test required.
2. Show hydrant location.
3. Show fire sprinkler main with DDC and FDC or each building.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

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**Comments:**

1. Show any utilities that would affect proposed planting on the Landscape Plan, such as overhead powerlines. If applicable, overhead lines should be placed underground.
2. What is the paved surface of the driveways? If not pavers, there may be insufficient pervious area for certain palms.
3. Verify that the Cypress Tree shown to remain is not too close to the structure. A site investigation by City staff may be made.
4. Sign off plans to be sealed by the Landscape Architect.
5. All Tree Preservation Ordinance requirements apply. "Equivalent replacement " for removed trees and palms to be above minimum site Code requirements. Note that palms do not provide replacement for trees. Replacement calculations may need to be revised.

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534  
Email: [KevinE@cityfort.com](mailto:KevinE@cityfort.com)

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

**Case #:** 82-R-03

**Date:** August 26, 2003

**Request:** Site Plan Level II / 7 townhouse units / RML-25

**Comments:**

1. This is a new use and must meet all current code requirements.
2. Show the zoning of adjacent properties on the site plan.
3. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
4. Provide the total square footage provided for each unit type in the tabular data on the site plan.
5. Indicate the location of all trash receptacles on the site plan.
6. Fences and walls are not permitted to be located in the perimeter easement.
7. Show the property line on all elevation drawings.
8. The round turret feature is located in the required front and side street setback and contains habitable space. This encroachment is not permitted by code.
9. The turret feature's roof exceeds the 35' height limitation for townhouse developments.
10. Provide dimensions for second and third floor balconies.
11. Show all cantilevered features in outline form and dimension same on the site plan. Provide requested outline in a heavier line weight than used for the turret tower.
12. Show the property line and setback line and the distance from same to the building on all floor plans.

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13. Provide a point by point narrative of how this project complies with Sec 47-25.2 Adequacy.
14. Provide a point by point narrative of how this project complies with Sec 47-18.33 Townhouses.
15. Respond to DRC comment within 90 days or further review may be required.
16. Additional comments may be forthcoming.
17. We strongly recommend that you meet with and present your plans to the Middle River Terrace Neighborhood Association.

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**Division:** Police **Member:** Det. C. Cleary- Robitaille  
(954) 828-6419

**Project Name:** D. and P. Bittner/Dixie Highway Townhomes **Case #:** 82-R-03

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**Comments:**

1. All glazing should be impact- resistant.
2. Each unit should be equipped with a perimeter alarm system, as well as a glass-breaking sensor system.
3. Parking areas should meet the lighting standards provided by the IESNA.
4. Landscaping should not interfere with the illumination of parking area fixtures.
5. Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** D. and P. Bittner/Dixie Highway  
Townhomes

**Case #:** 82-R-03

**Date:** August 26, 2003

**Comments:**

1. Provide a narrative outlining how the proposed townhouses project complies with section 47-18.33 point by point.
2. Building as proposed exceeds thirty-five (35) feet in height pursuant to the height requirements of section 47-18.33.B.8.
3. Dimension the garages to comply with the requirements of section 47-20.11.
4. The aluminum fence shall setback three (3) feet from the property line along a street.
5. A/C units for townhouse number 5 and 7 are located in the required front and side street yard setbacks, which are prohibited pursuant to section 47-19.2.S.
6. Powder and sitting rooms encroach into the required front and side street yard setbacks.
7. Additional comments may be discussed at the DRC meeting.